

DELEGATED REPORT

Report by Tom Beirne	Date of report: 26/08/2025	Ref: 71997/ADV
Registration: 29/07/2025	LDFC:	Expiry Date: 23/09/2025
Site Visit: 12/08/2025	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: ADVT

Proposal: Internally Illuminated ATM and MFD external Collars

Location: 29-33 The Rock, Bury, BL9 0JP

Description

The Halifax Bank premises located in a pedestrian area of the main shopping area of the town centre. The building is three storey with the ground floor having brick pillars and glazing, 2 cash points and signage that runs across above the frontage.

The application asks permission to replace the internally illuminated collar around the ATM's on the frontage of the bank. Dimensions and design would be similar to the existing - 1.6m high and a width of 900mm. The panels would have a blue background with white text/logos as per the corporate signage.

Relevant Planning History

53393 - 1 No. internally illuminated fascia sign (retrospective) - Approved 18/01/2011
56100 - 1 no. internally illuminated fascia sign; 1 no. internally illuminated projecting sign and 2 no. internally illuminated ATM tablets. - Approved 18/04/2013
64423 - 1no. internally illuminated double sided free standing sign - Approved 08/08/2019

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

EN1/9 Advertisements
TC3 Bury Town Centre

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a

particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Need - The proposal is part of a corporate upgrade of signage.

Visual amenity and streetscape - The advertisement lighting scheme would be modest in scale and would not have a significant impact on the commercial building and wider streetscape. The proposal is acceptable within the town centre and complies with UDP Policy EN1/9 Advertisements.

Residential Amenity - Given the nature and scale of the proposal, there are no residential amenity issues arising.

Highway - Given the nature and scale of the proposal, there are no issues arising that relate highway issues.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social

and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Tom Beirne	26/08/2025	DM -	08/09/2025